Dav. Co. File Box 14-A
jtc file no. 16653-3

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/03 09:15 2pgs
Fees:13.00 Taxes:1414.88
20031031-0160011

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 382,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 2003

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet R. Naifeh (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP 117-13-0-A
2713 Abbott Martin Road (ADDRESS)	201 Fourth Ave N/7th Floor (ADDRESS)	PARCEL 131co
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Martha S. Arkovitz and husband, Donald Arkovitz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet R. Naifeh, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3-A of the Pointset Condominiums, as shown on Exhibit "B" to Master Deed and By-Laws of Pointset, Lots 3 and 4 Condominium of record in Book 5328, Page 675, and amended in Book 5970, Page 282, Register's Office for said County, and being located on Lot 3 on the Plan of Pointset of record in Book 5050, Page 65, said Register's Office, together with appurtenant interest in the common and limited areas as set out in said Master Deed and By-Laws of record in 5328, pages 675-690 and amended in Book 5970, Page 282, said Register's Office, as as shown on said Exhibit "B" attached thereto at Page 690, said Register's Office.

BEING the same property conveyed to Martha E. Shipman (n/k/a Martha S. Arkovitz) and Donald Arkovitz, with right of survivorship, by Deed from Allen D. Agee (deceased) and wife, Roberta Agee, of record in Book 11355, Page 874 and re-recorded in Book 11367, Page 989, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Donald Arkovitz pursuant to a Power of Attorney executed by same on the 21st day of October, 2003, of record in Instrument No. 20031031-0160010, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2713 Abbott Martin Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of October, 2003

Martha S. Arkovitz
Donald Arkovitz
By: Martha S. Arkovitz Attorney in fact
Martha S. Arkovitz, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha S. Arkovitz

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 2003

Commission expires 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN Comm. Expires 04/10/05

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of October, 2003, before me personally appeared Martha S. Arkovitz to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donald Arkovitz and acknowledged that she executed the same as the free act and deed of said Donald Arkovitz.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN Comm. Expires 04/10/05

My Commission Expires: 4/10/05